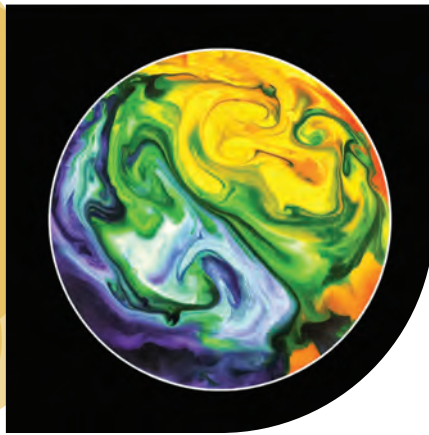




annual report

2017



Jan Grey – Kaleidoscope Galaxy

Cover Photos

John, T2M Gardener
Social meals at Carlisle St with John
T2M team members.

Our goal is to increase housing opportunities for low income and disadvantaged adults in St Kilda by expanding the supply of affordable housing. We cannot achieve this on our own.



If you would like to contribute to our work please go to our website www.stkch.org.au and click on the donate button.

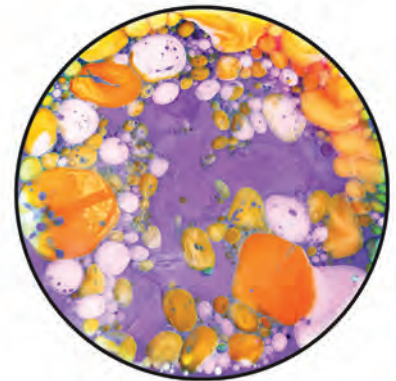
If you would like to receive more information about our work or become a **Friends of St Kilda Community Housing** then please email friends@stkch.org.au or call **9534 1809**.

St Kilda Community Housing is a registered charity therefore all donations over \$2 are tax deductible.

We would also like to thank those who have kindly assisted with additional funding for our program and worked in partnership with us.

Photographs used in this Annual Report are courtesy of members of the St Kilda Community Housing Photography Group and Joanne Holl

All photographs from the Photography Group are available for purchase. Please call **9534 1809**. All proceeds go to the photographers.



Jan Grey – Magellaic Cloud 2



Craig Robertson – ElectricLight_Orchestra1

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The Vision Remains

There is widespread concern in the public's mind about the visibility of homeless people on the streets of Melbourne. The streets have become destinations for desperate men and women in doorways clustered in groups by the railway station. People squat in car parks, cars, laneways and camp by the Yarra. It's called "rough sleeping".

In the last year, 7600 Victorians were found to be rough sleepers without shelter or in inadequate housing such as tents. Most rough sleepers are not visible, hidden away out of the CBD in suburbs or regional areas.

There has been overwhelming response from good-hearted groups to assist these rough sleepers with meals, personal support and services but much of this well-meaning help is no help at all.

The State government has funded services, local government has tried regulatory measures, but there appears to be no simple answer to reducing the number of rough sleepers.

St Kilda Community Housing (SCH) has been in the business of housing the homeless for over three decades. We offer cost effective housing for some 330 people that is long term and builds bridges for them to go back into the community. That is the vision that our staff, supporters and our Board members are committed to.

In the past year our achievements include;

- Further development of T2M social enterprise by securing external contracts and increasing income
- Completing the installation of solar panels on all houses that were deemed suitable for installation and LED lighting has also been installed



- Successful relocation of the residents from Elenara prior to upgrade works commencing
- Successful relocation of residents from the privately owned Gatwick Hotel
- Securing funding through the DHHS Community Sector Owned Rooming House Upgrade Initiative to upgrade 24 Little Grey St rooming house
- Collaborating with Port Phillip Community Group on the Room with a View Project to raise awareness of residents living in rooming houses

Looking Forward

In 2017-2018, we will build on these accomplishments by:

- Continuing to implement Australia's first Community Land Trust (CLT) that will open up new tenure opportunities for social housing tenants in public and community housing;
- Working towards converting and upgrading more of the properties we manage from rooms with shared facilities to rooms that are fully self-contained and offer a better standard of accommodation for residents

including future options for the Beach House;

- Implementing tenant participation strategies to encourage a broad range of tenant involvement in the organisation conducting a Tenant Survey and implementing a Resident Advisory Committee

Our thanks to the Board members, the management team, housing managers, administrative staff and all those working in our social enterprises – T2M and skydesign. Without your dedication, commitment and innovative approaches SCH would not be able to meet our mission.

This year has been a time of great change and transition with Mandy Leveratt, Manager, Quality and Service since 2010, as well as our General Manager John Enticott, both retiring from the organisation.

Report from Paul Madden, Chair and Joanne Holl, Interim CEO

Our Board



Paul Madden
Chair
B.A., M.B.A

Member of the Audit Committee, the Finance Committee and the Property and Asset Management Committee. Paul's experience is in Housing Policy, Research and Senior Management



Janet Cribbes
B.A in Social Work and Social Science

Many years experience in Community Service and Community Development work, including programs within the Community. Former Councillor and Mayor of Port Phillip Council 2004-2008. Janet was appointed to the Board in 2009.



Ian Graystone
Bachelor of Economics

Ian has more than 20 years experience in IT and Telecommunications Sector. Primarily in Sales and Marketing and Business Development in the enterprise corporate sector. Has work experience covering Australian and Asia Pacific. Ian was appointed to the Board in 2015.

Mark Gove

B.A Grad Cert Housing Management and Policy.



Mark was appointed to the Board in 2006 and has over 24 years housing sector experience.

Mary Bartlett

Bachelor of Arts, Graduate Diploma Women's Studies, Cert IV Business



Mary has 30 years management experience in the community sector locally and overseas and experience on Boards of local agencies including; St Kilda Legal Service and Uniting Care Mission. Mary was appointed to the Board in 2015.

Steve Peluso

Diploma Building & Construction (Management)
MAIPM MAICD



The Chief Executive Officer of State Property Insurance Services Pty. Ltd and a registered building practitioner, providing building services to all facets within the commercial and residential sector. With over 30 years experience, he is well respected by his peers and corporate stakeholders. Board member of Master Builders Association of Victoria (MBAU). Steve was appointed to the Board in 2016.



David Gibbs

B.Comm
FCA, FAICD,
CTP, TEP

Honorary Treasurer; Member of the Audit Committee

& the Finance Committee. Long term experience as a Chartered Accountant and experience in non-for-profit organisations, The Bennett Group Pty Ltd, Abey Australia Pty Ltd, Cancer Council of Victoria, Abbotsford Convent Foundation and the Mittagudi Outdoor Education Centre. David was appointed to the Board in 2011.



Liz Johnstone

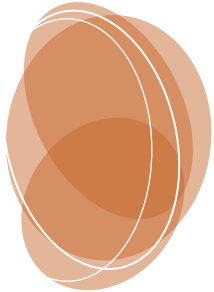
B.Bus;
M.SocSci(def);
FPIA

Liz has long term experience in public policy related to urban planning, building and sustainability at a local and state government level. Currently Associate Director Sustainability with multi-disciplinary engineering company. Liz was appointed to the Board in 2015.



Our Goals

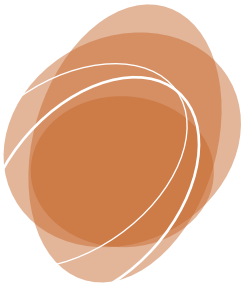
To Build Housing Communities



1

Our aim is to increase low cost housing options for single people who are homeless in St Kilda and across Victoria and to provide high quality services to our residents

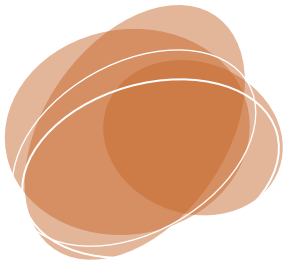
- As an organisation committed to policy innovation, we will continue to develop the Community Land Trust concept as an affordable home ownership option for families on low and moderate incomes.
- To achieve our goals it is important that we engage local government, private sector builders and developers to identify partnership opportunities to develop and test new models of housing. The Victorian government has the foremost policy role for the community housing sector.
- We will never desist from stimulating and contributing to debate and discussion about policy options which will address affordable housing issues.



2

To reduce social, health and economic inequality for our tenants we will;

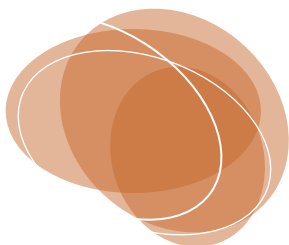
- Identify energy saving initiatives to improve sustainability and reduce costs.
- In 2018 we will create new platforms for resident engagement with the purpose of gaining an understanding of resident's broader health, social and wellbeing needs and how to address these.
- We will educate and promote the benefits of environmentally sustainable living and how tenants can contribute to this (eg: composting, growing food).
- Our Board will set targets to increase levels of cultural and gender diversity within tenant population, particularly more women.
- We will achieve maximum outcomes for T2M as a training and work option for our residents.



3

We will increase the profile of St Kilda Community Housing (SCH) and engagement with its mission, within the tenant population, the St Kilda community and local services

- Promote SCH as a quality housing provider for those with the most complex needs and as integral to maintaining the diversity and character in the St Kilda area. This includes through building a **Friends of St Kilda Community Housing** group, fundraising activity and networking.



4

It is our ongoing goal to strengthen our management to ensure ongoing viability and to nurture and maintain the SCH values and passion within our workforce

After our long campaign to save Elenara Elenara Rises Again!



In September 2016 the government informed us that the redevelopment works at Elenara would start in December. The Minister and local member, Martin Foley, approved the redevelopment of the property into 31 self contained units to be completed in 2018.

We worked hard to ensure that all the residents were appropriately re-housed whilst the property is being redeveloped.

All 36 residents were successfully relocated to alternative accommodation within SCH rooming houses, public housing and other community housing agencies.

The redevelopment is still on track to be completed by March 2018.

Below: Left to right,
Michael - previous resident of Elenara,
Janet Cribbes - St Kilda Community
Housing Board Member,
Minister for Housing - Martin Foley.

Above and Right: Elenara - During upgrade





Melbourne CLT Makes a Cautious Start

Our long term goal to establish a Community Land Trust (CLT) in Melbourne has made steady progress this year, in the longer term the Melbourne CLT will become an independent non-profit organisation created to provide affordable housing for low income families while retaining the land in community ownership.

The CLT model of homeownership is growing steadily in overseas countries such as the United States, Canada and the U.K but has not so far been evident in Australia. The MCLT plans to be the first in this country to provide permanently affordable homeownership balanced with the public interest in preserving public resources. Similarly, MCLT's will address the needs of renters by ensuring permanent affordability of rental housing units.

The MCLT would undertake development of a proportion of units on a public housing estate and make these available for homeownership to public tenant households. In future stages it would establish a progressive plan for urban and community renewal on the estate. The MCLT may also lease land to affordable rental housing agencies including disability housing providers and restrict the rents they charge through a ground lease.

The MCLT will demonstrate a model which can be replicated on communities across metropolitan Melbourne and potentially in regional Victoria. A successful pilot program that can be scaled up across the public housing sector in Victoria represents a unique opportunity to address a policy impasse in public housing over recent years.

We recognise that a CLT is only one option in community programs to relieve

the housing affordability crisis in Australia. It has features in common with shared equity schemes and also co-operative housing models.

The advantage of this approach is that it is targeted to lower middle income families such as key workers in inner city areas or working families in public housing. It tackles housing affordability for key workers such as cleaners or health assistants who need to live in the inner city and the estimated six thousand working families in public housing.

This year we have made progress towards unscrambling some of the complex legal and financial issues needed to help establish a CLT. Some key legal documents have been completed such as a draft Ground Lease and Mortgage documents.

We have opened discussions with the banking sector and so far found two banks supportive for mortgagee financing. Development costs questions are still unresolved but partners are being sought. A financial feasibility study, a major piece of work has been completed for us by PPB Advisory.

A Communications Plan has been a priority for 2017 and we have commenced development of stakeholders groups to measure support among Unions, consumers and the community.

T2M Social Enterprise for SCH



Peter Dunn – Project/Facilities Manager

The aim of T2M as a social enterprise came about in 2011 when we sought to engage residents who could undertake some duties in the quest to work themselves back into the workforce.

T2M commenced with a small band of workers to meet our initial internal maintenance. It now engages some 26 employees

half as residents within SCH. Most start initially as casual workers.

Over the last 18 months T2M has extended its services to external customers to provide additional income. This additional work, mainly kitchen and bathroom renovations has challenged our staff and has been ably managed by Peter Dunn our Property Manager. Peter has become T2M's greatest Marketer!

Our current staff comprise the following:

- 4 Carpentry staff
- 3 Painters
- 3 Gardeners for landscaping our 20 properties
- 2 Handypersons
- 12-14 Cleaning staff

T2M continues to serve a great purpose in our organisation and will continue to focus on extending our works beyond the current property portfolio to assist other similar housing partners in the sector to benefit and grow our social enterprise.

skysdesign

Skysdesign is a graphic design social enterprise auspiced by SCH, which specialises in print and web design solutions for not for profit organisations. skysdesign's work has increased this year picking up a number of different projects.



Neil – T2M



George – T2M



Nathan – T2M



Maree & Teckla – T2M



Making a difference

Friends of St Kilda Community Housing

SCH has seen many changes in 2017. Friends of SCH Is in the process of revamping the newsletter and its offerings to our loyal Friends.

We are fortunate to have 200 Friends and we will be encouraging a growth in the coming year 2018.

As we go through our metamorphoses we would like to encourage readers to give feedback in the next few months with any ideas or suggestions to improve the quality of the newsletter and make it more informative.

To find out more about SCH and to participate with ideas of feedback please go to www.stkch.org.au and our Facebook page www.facebook.com/stkildahousing or email friends@stkch.org.au.

Thankyou to Board member Janet Cribbes, for all she puts in to maintain the Friends of SCH.

The Gatwick finally closes

The privately-owned Gatwick Hotel in St Kilda has played a vital, and possibly unique, role in the housing sector for more than half a century with the provision of short, medium and long term accommodation for up to 120 people, the vast

majority having experienced housing crisis or homelessness.

SCH led and coordinated the support for residents when the announcement was made that the Gatwick Hotel was to close. SCH has the expertise and has



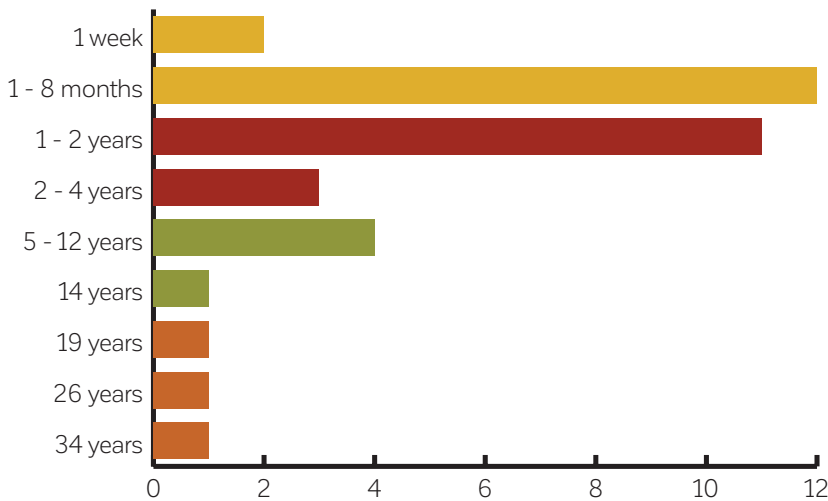
Alan Cotton – Photography Group
Gatwick – Third Floor

had a long connection with the residents and current owners of the Gatwick Hotel, to be able to relocate all the residents from the Hotel into more suitable accommodation over time.

A housing needs analysis of residents from the Gatwick Hotel in 2012 helped in the planning for residents to transition to alternative accommodation. We needed to better understand who was living at the Gatwick Hotel and assess their housing and support needs. A coordinated approach was required to successfully relocate the residents in a timely manner. A partnership approach was also required with local support services, DHHS Southern Division and the City of Port Phillip.

SCH in partnership with local support providers successfully relocated 60 residents from the Gatwick Hotel prior to handover of the property. The majority of residents were relocated to public housing, SCH rooming houses and to private rental. The vast majority of residents moved to safe, secure, appropriate long term accommodation. The Housing Managers did follow up with some residents that had relocated to ensure they had furniture and worked with support workers to ensure their tenancies were sustained.

Length Of Stay At The Gatwick Hotel



Alan Cotton – Photography Group; Gatwick – Bathroom 1

Improving peoples lives

The Photography Group

The Photography Group continued to expand and flourish this year with a total of 14 residents actively participating in the group. It is a diverse, eclectic mix of artists with an insightful outlook on events that immediately surround them. With life experiences that can only be described as remarkable, the resulting artwork and photography creates narratives, captures ideas, inspirations and understanding of the immediate effects of events around them. The spirit of the collective drives thoughtful purpose and intent when approaching their chosen subject matter. New ways of thinking are developed in order to describe what is observed, then documented through photography and presented to the wider community to digest.

This year's exhibition Visual Voices held at **The Laneway Artspace** demonstrated an exploration of ideas of the macro with small detail tasty enough for public consumption through to the wide angle spatial detail of architecture. The cleverly staged compositions of abstracted still-life sets by Dean Briggs are ingenious and open to interpretation. While Leontine Bel's careful digital photographic constructions draw the viewer into a world of dark mystery. Other group members have observed naturally occurring silhouettes and the

relationship of nature in juxtaposition with manmade structures. A local architectural icon was represented, before a transformational change occurs and close-up detail of the everyday object is nothing but enlightening.

The Group aims to leave an impression on those who open their minds to really see, hear and experience something special. This is the group's deliberate intention, to engineer or add a new realism that contributes to the vibrant local culture of St Kilda.

After six years, SCH thought it was time to have a look at the photography group and to see if it was still meeting the needs of those residents attending the group. A student on placement from RMIT undertook the evaluation.

In terms of having an impact upon people's lives, three members described the group as a "reason to get out of bed". Others enjoyed the fact that they not only had the opportunity to attend classes and interact with the other members but they also had the chance to visit different places to take photos and to do more exercise.

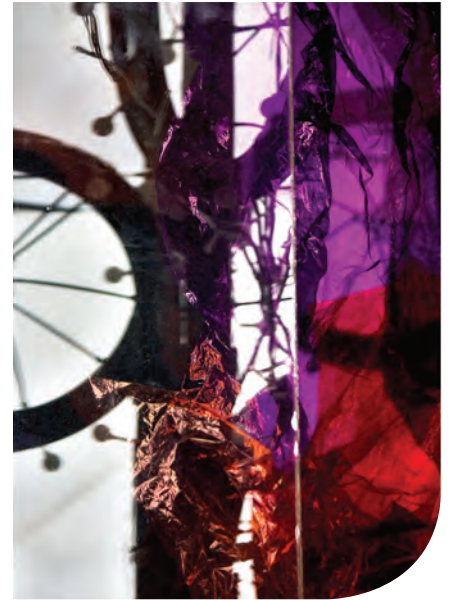
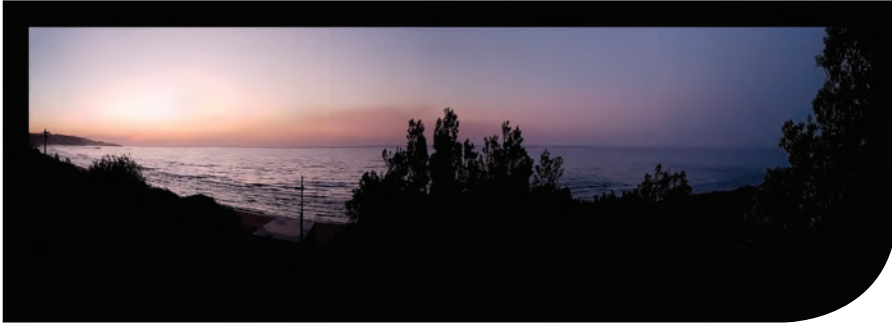
Those members struggling with mental illness found that the group allowed them to "detach from what is going on in my life. I just focus on what I know."

All members of the group appreciated going on the various excursions organised by Carmel the Photography teacher, who did wonders with the group this year.



Photography Group participants

Photography Groups work...



Clockwise from top left:
Rochelle Kindler – MauveShadow;
Dean Briggs_2;
bEEE_tEEE_Super Ruth;
BarbJanrich_fracat13;
Leona.Bound for Esperanto
and the Cataclysm.

Farewell to John Etticott

We would like to say farewell to John Enticott who is retiring from the organisation after 13 years. Over this time, John has made outstanding contributions to our organisation's growth and development, including the development of a Community Land Trust. We thank him very much for all his work and wish him well in retirement.



Improving Peoples Lives

Social Meals Program

The Social Meals Program (SMP) is run in six rooming houses and the benefits have been;

- Improve the social relationships and atmosphere within the participating rooming houses
- Improve the health status of rooming house residents through the provision of a nutritious meal and the development of cooking skills
- Promote referrals to appropriate support services and increase rooming house residents involvement in recreation and social activity options in the community
- Establish a sustainable culture within each house for shared meal preparation

SCH hope to extend this program next year into other rooming houses.



Social Meals at the Beach House with Jean and Sophia.

Raised garden beds at 55 Alma Rd



Gardening Program

Raised garden beds were installed in some of our rooming house gardens and residents have established and maintained the garden beds. Residents have started to grow vegetables and plants/flowers. More residents have become involved in gardening to grow their own food.

Dental Program

Star Health, in partnership with SCH, provides an outreach Dental Program to the residents of our rooming houses. This has been a valuable service for our residents and will continue next year.

Rooming House Stories Project

St Kilda Community Housing has enjoyed a long standing partnership with the Port Phillip Community Group (PPCG). PPCG provides services and essential goods to thousands of homeless people each month.

PPCG approached SCH to participate in a rooming house stories project Room With a View to record and produce the stories of a number of rooming house residents. The project was funded by a grant from the City



of Port Phillip. Room With a View aims to raise awareness of Port Phillip residents living in rooming houses by giving the public a chance to hear their stories, particularly what it's like for them living in this type of accommodation.

We believe it is important to raise awareness of this often-forgotten group of Port Phillip residents, to educate people on the lives of rooming house residents and to showcase some of the work being done to support some of the most disadvantaged people in Port Phillip.

PPCG interviewed seven SCH residents and their stories were videotaped for this project. The media company YouthWorx, which is a not-for-profit film production company that creates professional videos, recorded the stories. Once recorded and edited, the stories will be broadcast on radio and written up for publication and will also be put on SCH and PPCG's websites. This project is a good way to help the public understand rooming houses in the City of Port Phillip.





Our Residents

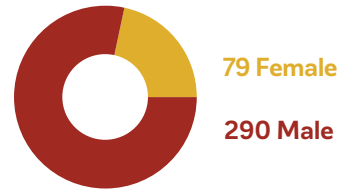
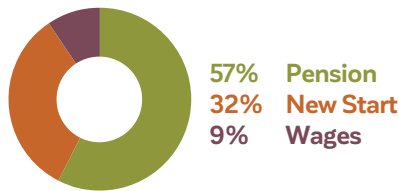
In 2016-2017 residents were relocated from Elenara prior to its closure for redevelopment. This has meant that Elenara was closed for six months of the year and we only had 19 rooming houses operating.

Source of income

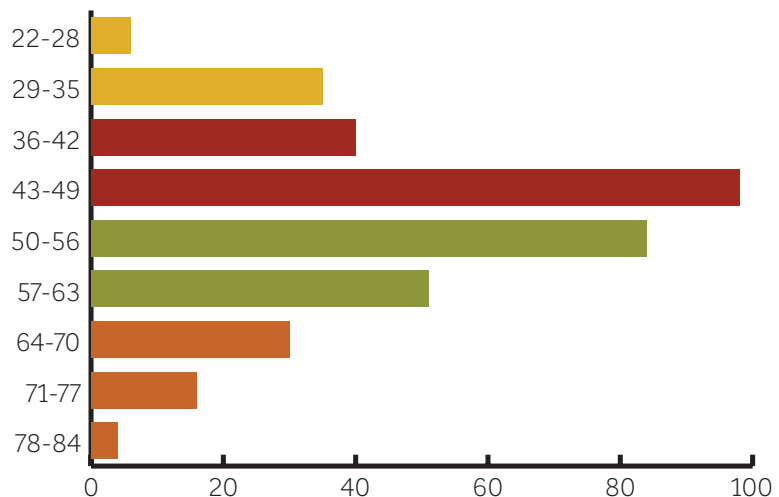
As of 30 June 2017, there are more residents receiving Pensions compared to Newstart Allowance. Compared to 2016, the percentage of residents on Pensions slightly went down from 58% in 2016 to 57% in 2017. Wages stayed the same at 9%.

Gender

In 2016-2017 there were more males than females residing in our properties. We are converting more of our rooming houses from rooms with shared facilities to self-contained units and this may increase the number of women residents in the future. We expect more women with the renovation of Elenara is completed and in the near future having to take people from the Victorian Housing Register (Common Waiting List) Priority List.



Age of Residents



St Kilda Community Housing Limited

Hon Treasurers Report 2016-17

St Kilda Community Housing (SCH) continues to manage accommodation for 337 residents across 20 houses in StKilda and near surrounds. During the year Elenara residents were relocated to allow for rebuilding works. In addition, SCH relocated residents of the Gatwick Hotel which was sold.

The SCH team manages the tenancies, rent collections and all services including maintenance using the successful social enterprise T2M developed by SCH for this purpose. T2M also undertakes services outside SCH and these monies are applied to the purposes of SCH.

The financial surplus for the year was \$64,825 compared with the previous year

result of \$158,360 reflecting the effect of the closure of Elenara during the year. During the year external debt taken out to install solar electricity generation was completely discharged and \$147,140 was spent on capital works.

Rents charged to tenants are set at substantially lower than market rents. Many of our residents are dependent on Centrelink benefits.

SCH is established for charitable purposes and is authorised by the Australian Taxation Office to grant a tax deduction to donors for monies so received.

Our finances are well managed by a small and enthusiastic team.



David Gibbs - Treasurer

Finance Report

2016-2017

St Kilda Community Housing Ltd.
Abridged Financial Statements For the Year ended 30th June 2017

INCOME STATEMENT	2017	2016
	\$	\$
Rental Income	3,345,205	3,251,697
Other Revenue	209,450	67,230
	<hr/>	<hr/>
	3,554,655	3,318,927
Depreciation and Amortisation	194,712	166,860
Employee Expenses	1,878,154	1,674,983
Finance Costs	1,224	4,699
Property Management	936,342	868,798
Rental Expenses	99,592	72,620
Tenancy Management & Operations	379,806	372,608
	<hr/>	<hr/>
	3,489,830	3,160,568
Surplus for the year - no tax applicable	64,825	158,359
BALANCE SHEET	2017	2016
	\$	\$
Accumulated Members Funds	3,790,566	3,725,741
Beach House Reserve	1,900,000	1,900,000
TOTAL EQUITY	<hr/>	<hr/>
	5,690,566	5,625,741
Represented By:		
CURRENT ASSETS		
Cash	688,897	663,733
Receivables and prepayments	190,966	182,812
	<hr/>	<hr/>
	879,863	846,545
NON-CURRENT ASSETS		
Property, Plant & Equipment	5,302,594	5,350,165
TOTAL ASSETS	<hr/>	<hr/>
	6,182,457	6,196,710
LIABILITIES		
Creditors & Borrowings	249,061	346,465
Provisions - Employee Entitlements	242,830	224,504
	<hr/>	<hr/>
	491,891	570,969
TOTAL LIABILITIES	<hr/>	<hr/>
	491,891	570,969
NET ASSETS	<hr/>	<hr/>
	5,690,566	5,625,741

Note: These abridged financial statements are extracts from the audited financial statements of SCH as approved by the Board of Directors on 26th September, 2017. A copy of the audited Financial Statements is available on request from the registered office of SCH.

Our Local Partners





T2M Team Members



**102 St Kilda Road,
St Kilda, VIC 3182**

P: 03 9534 1809 F: 03 9537 1456

E: admin@stkch.org.au

www.stkch.org.au

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